



Connells

St. Thomas Road
Wigston

St. Thomas Road
Wigston LE18 4TA

for sale offers over
£270,000



Property Description

South Wigston is located five miles to the south of Leicester. It is outside the city boundary, forming part of the Oadby and Wigston district of Leicestershire. There are good transport links/bus routes to the city centre and a local train station. There is Fairfield Community Primary School, Parklands Primary School, South Wigston High School, Wigston Academy and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green and is within easy access for countryside and canal walks.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

This well presented semi-detached property is ideally located for local schools and amenities. Benefitting from three bedrooms, bathroom, lounge and kitchen/diner, viewing is highly recommended.

Entrance Hall

With a door to the front of the property and stairs rising to the first floor.

Lounge

With a double glazed bay window to the front of the property and a central heating radiator.

Downstairs Bathroom

There is a bath with mixer taps, wash hand basin, wc, fully tiled walls and central heating radiator.

Kitchen/Diner

Fitted with wall and base units, work surfaces housing the sink drainer, electric oven and hob with cooker hood over, pantry, central heating radiator, double glazed windows to the rear and side of the property and double glazed French doors leading out to the garden.



First Floor Landing

With stairs rising from the ground floor.

Bedroom One

With a double glazed window to the front of the property and central heating radiator.

Bedroom Two

There is a double glazed window to the rear of the property and central heating radiator.

Bedroom Three

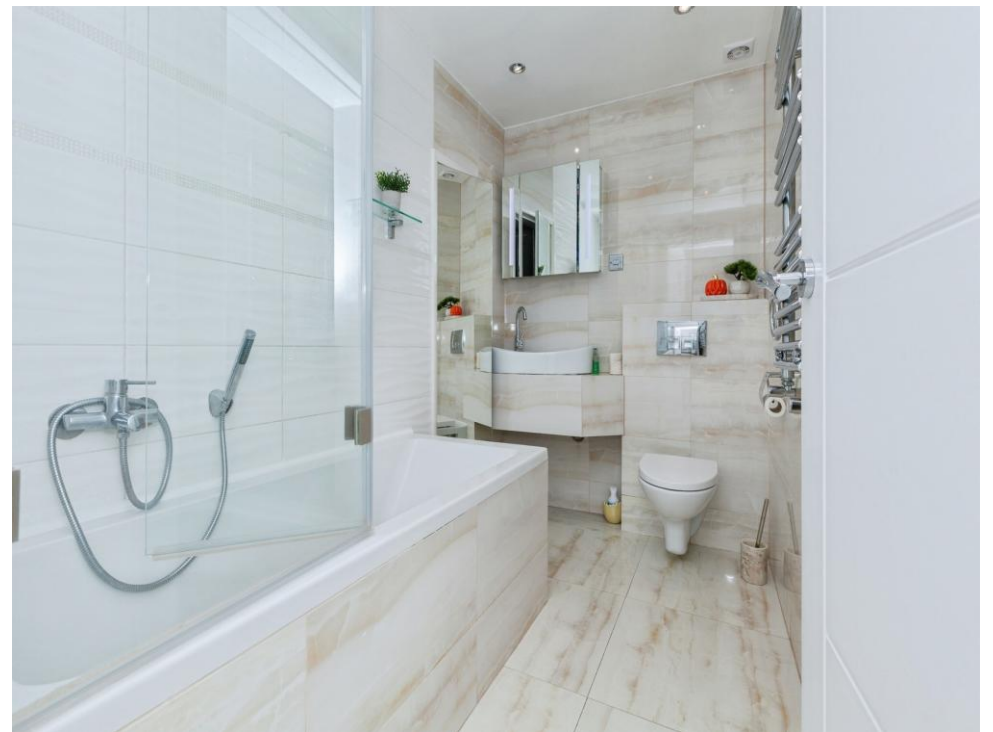
With double glazed windows to the front and rear of the property and central heating radiator.

Outside

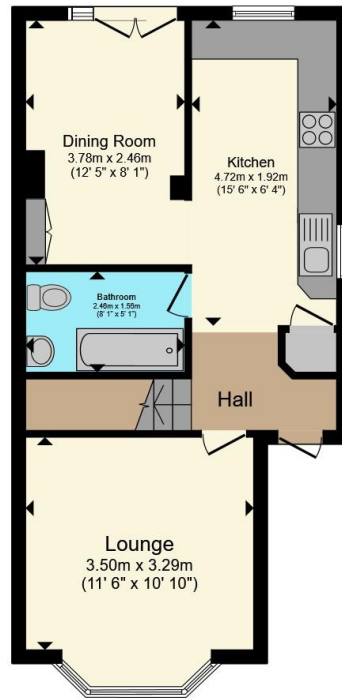
To the front of the property there is a driveway providing off road parking.

The rear garden has a lawn and timber fencing.

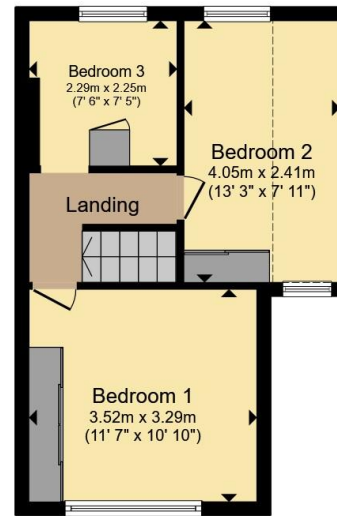








Ground Floor



First Floor

Total floor area 74.9 m² (806 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn right onto Little Glen Road. Proceed for some time and the road becomes St Thomas Road where the property is located.

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310114



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA310114 - 0003